

(860)594-3020

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

SEPTEMBER 19, 2006

Present: Deputy Commissioner Anthony D. Portanova
Department of Motor Vehicles

Deputy Commissioner Edward Lynch
Department of Public Safety

Deputy Commissioner Raeanne V. Curtis
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:15 a.m. on Tuesday, September 19, 2006.

Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, announced that Deputy Commissioner Lynch would need to be leaving the meeting at 10:45 because of a prior commitment.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meetings:

August 15, 2006

August 31, 2006

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2. Ms. Robbin L. Cabelus stated that the Glastonbury report was removed from the agenda because it had been previously approved at the August meeting. She added that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Groton - STC# 058-0608-01

Grant the City of Groton permission to revise the existing traffic control signal on Thames St. at Broad St. to include updated equipment, a revised span, all new traffic signal heads, and emergency vehicle pre-emption phasing.

Groton - STC# 058-0608-02

Grant the City of Groton permission to revise the existing traffic control signal on Thames St. at School St. to include updated equipment, a revised span, all new traffic signal heads, split side street phasing, emergency vehicle pre-emption phasing and the elimination of programmed flashing operation.

Guilford - STC# 059-0601-01

That a traffic signal not be installed at the intersection of Rt. 77 (Durham Rd.) at Flat Meadow Rd. at this time.

Milford - STC# 083-0606-01

Approve the establishment of one-way NB operations on the Connector roadway between U.S. Rt. 1 (Boston Post Rd.) and Rt. 162 (Bridgeport Ave.).

Milford - STC# 083-0606-02

1. Rescind the lane-use control approved at the intersection of Rt. 162 (Bridgeport Ave.) at Clark St. and Golden Hill St. in Traffic Investigation Report No. 11994.
2. Approve a revision to the existing traffic control signal (actuated ped. phase) at the intersection of Rt. 162 (Bridgeport Ave.) at Clark St. and Golden Hill St. to provide emergency vehicle pre-emption.
3. Approve the following lane-use control at the intersection of Rt. 162 (Bridgeport Ave.) at Clark St. and Golden Hill St.:

EB Rt. 162: A through lane
A left-turn lane

4. Approve the installation of a "No Turn on Red" sign on Rt. 162 WB.
5. Approve the installation of a "No Turn on Red" sign on Clark St. SB.
6. Approve the installation of a "No Turn on Red" sign on Golden Hill St. WB.

Montville - STC# 085-0606-01

Grant permission to the Town of Montville to establish a 25 mph speed limit for both directions on Oxoboxo Dam Rd. from Old Colchester Rd. easterly to Rt. 163 (Oakdale Rd.), a distance of 2.26 miles.

Montville - STC# 085-0608-03

That the programmed flashing operation be removed from the intersection of Rt. 32 (Norwich-New London Tpke.) at SSR 433 (Fort Shantok Rd.).

Old Saybrook - STC# 105-0608-01

Approve the installation of emergency pre-emption at the intersection of Rt. 1 (Oyster River Rd.) and Rt. 1 and Rt. 154 (Boston Post Rd.) at Rt. 154 (Main St.) and North Main St. upon completion of State Project 172-333.

Oxford - STC# 107-0606-01

1. Approve a "School Speed Limit 25 MPH When Flashing" zone for both directions on Rt. 67 (Oxford Rd.) from a point approximately 100 feet west of Academy Rd. westerly to a point approximately 500 feet west of the Oxford Center School west drive, a distance of 0.24 miles.

The "School Speed Limit 25 MPH When Flashing" zone will only be in effect when the flashing equipped signs are in operation. This will be on school days as follows:

7:30 a.m. - 9:00 a.m.

2:00 p.m. - 3:30 p.m.

and when there are activities outside of regular school hours.

2. Approve a School Zone for the purpose of installing "School Zone Ahead Fines Doubled" signs for both directions of Rt. 67 (Oxford Rd.) from a point approximately 20 feet east of the Oxford Center School east drive westerly to a point approximately 15 feet west of the Oxford Center School west drive, a distance of 0.08 miles.

Seymour - STC# 124-0602-01

1. Rescind all previously approved parking restrictions on the north side of Rt. 34 from a point 40 feet east of CL&P pole number C6626 and continuing westerly for a distance of approximately 250 feet.
2. Approve a "No Parking Any Time" zone on the north side of Rt. 34 from a point 40 feet east of CL&P pole number C6626 and continuing westerly for a distance of approximately 250 feet.

Stamford - STC# 135-0609-01

1. Rescind Traffic Investigation Report No. 135-0608-02.
2. Grant the City of Stamford permission to revise and relocate the existing traffic control signal, with emergency pre-emption, at the intersection of SR 493 (Washington Blvd.) at Richmond Hill Ave., approximately 100 feet to the north at the relocated Richmond Hill Ave. The revision will include the elimination of the existing NB advance on SR 493 and the installation of countdown pedestrian signals.

Torrington - STC# 143-0606-01

Grant permission to the City of Torrington to establish 25 mph speed limits for both directions of travel on the following roads:

Concord Road - from Revere St. easterly to Putnam St., a distance of 0.26 miles.

Farmstead Lane - from start of city maintenance easterly to Torrington East St., a distance of 0.27 miles.

Upper Valley Road - from Torrington West St. easterly to Hayden Hill Rd., a distance of 0.58 miles.

Yorkshire Street - from Tioga St. easterly to Rt. 202 (East Main St.), a distance of 0.24 miles.

West Haven - STC# 156-0608-01

Grant the City of West Haven permission to revise the traffic control signal at the intersection of Elm St. and the driveway to Stop and Shop to include an exclusive pedestrian phase.

Wethersfield - STC# 159-0607-01

Approve a revision to the existing traffic control signal at the intersection of Rt. 99 and Wethersfield Shopping Center/commercial drive to include an actuated pedestrian phase.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. NEW BUSINESS:

a. Berlin - STC# 007-0606-01

That no change be made to the passing zones on Rt. 372 (Farmington Ave.) between Lincoln St. and Newton St.

Chairman of the Board of Police Commissioners Joseph Annunziata, the Legal Traffic Authority's representative, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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b. Darien - STC# 035-0605-01

This item was removed from the agenda prior to the meeting.

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Ms. Cabelus stated that both Harwinton reports would be presented together, and that the Commission would entertain any discussions following the presentations.

Mr. Robert H. Uricchio presented the reports as follows:

c. Harwinton - STC# 065-0606-01

1. That no change be made to the 35 mph speed limit for both directions on Rt. 4 from Rt. 118 easterly to Harwinton Heights Rd., a distance of 0.68 miles.
2. That no change be made to the 40 mph speed limit for both directions on Rt. 4 from Harwinton Heights Rd. easterly to Woodchuck La., a distance of 1.46 miles.

First Selectman Francis J. Chiaramonte, the Legal Traffic Authority's representative, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend. Mr. John Fredsall attended on behalf of Mr. Chiaramonte.

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d. Harwinton - STC# 065-0606-02

1. That no change be made to the 40 mph speed limit for both directions on Rt. 118 from Rt. 222 easterly to a point 0.18 miles west of Davis Rd., a distance of 0.27 miles.
2. That no change be made to the 35 mph speed limit for both directions on Rt. 118 from a point 0.18 miles west of Davis Rd. easterly to Rt. 4, a distance of 0.68 miles.

First Selectman Francis J. Chiaramonte, the Legal Traffic Authority's representative, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend. Mr. John Fredsall attended on behalf of Mr. Chiaramonte.

Mr. John Fredsall, on behalf of First Selectman Francis J. Chiaramonte addressed the Commission. He stated that the First Selectman had been going door to door looking for input from the public regarding excessive speeds on Routes 4 and 118. He was also looking for help from the State to patrol its own highways. He stated that the Town of Harwinton had no funds to pay for the additional manpower necessary for the enforcement work. He asked the Commission if it felt that 10-15 miles per hour over the speed limit was considered normal. He inquired as to the possibility of installing cautionary signs to make the public more aware of the

- c. Harwinton - STC# 065-0606-01 - Contd.
- d. Harwinton - STC# 065-0606-02 - Contd.

upcoming speed limits. He again asked if the Commission could help with enforcement, if it is within its authority to do so. He concurred that the speed limits are appropriate, but the public is not complying with them.

Deputy Commissioner Lynch responded that he would make arrangements for Troop L to contact the First Selectman's Office to discuss enforcement issues.

Ms. Cabelus, directing her comment to Mr. Fredsall, said that any request for additional signing would need to be in the form of a letter from the First Selectman to her, to which Mr. Fredsall agreed.

Ms. Cabelus recommended that the staff reports be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff reports as submitted.

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- e. Middlefield - STC# 081-0603-05

That a traffic control signal not be installed at the intersection of Rt. 66 at Harvest Wood Rd. and the drive to the Connecticut Forest & Park Association.

First Selectman Jon Brayshaw, the Legal Traffic Authority, concurred with the recommendation, and had been invited to attend today's meeting, but did not attend.

State Representative Raymond Kalinowski expressed an interest in this matter, and had also been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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- f. Norwalk - STC# 102-0606-03

This item was removed from the agenda prior to the meeting.

3. NEW BUSINESS - Contd.

g. **Stafford - STC# 134-0608-01**

That a mid-block crosswalk on Rt. 190 in the vicinity of 63 West Main St. not be installed at this time.

First Selectman Allen Bacchiochi, the Legal Traffic Authority, concurred with the recommendation, and had been invited to attend today's meeting, but did not attend.

State Representative Tony Guglielmo requested the study, and had also been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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4. MAJOR TRAFFIC GENERATORS:

a. **Bethany - STC# 008-0606-01**

Mr. Merrill R. Sitcovsky presented the staff report on the Application for Certificate filed for Laticrete International, Inc.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Laticrete International, Inc. for Laticrete International, Inc., a 225,989-square-foot gross floor area development including a 193,989-square-foot warehouse and a 32,000-square-foot office building, with a total of 188 parking spaces, located on Route 63 (Amity Road) in the Town of Bethany, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The following requirements refer to the plans entitled:

- A. "Proposed Facility Expansion, Amity Road (Route 63), Bethany, Connecticut, Prepared for Laticrete International, Site Layout Plan, SP-1," dated May 22, 2006, revised September 6, 2006, prepared by Pustola & Associates.
 - B. "Off Site Plan, Based on Modification of Original Topographic Map, Prepared for Laticrete International, Inc.," last revised September 7, 2006, prepared by BL Companies.
1. That the site driveways on Route 63 (Amity Road) be constructed in substantial conformance with the referenced plans.
 2. That Route 63 (Amity Road) be widened in substantial conformance with the referenced plans.

a. Bethany - STC# 008-0606-01 - Contd.

3. That the intersection sight distances be provided and maintained from the site driveways on Route 63 (Amity Road) as shown on the referenced plans.
4. That signs and pavement markings within the site driveways at Route 63 (Amity Road) be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That signs on Route 63 (Amity Road) be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That the intersectional sight distances of driveways and Town roads along Route 63 (Amity Road) affected by the widening noted in Traffic Investigation Report No. 008-0606-01, meet Department of Transportation standards for intersecting streets or not be reduced.
7. That the approach grades of driveways and Town roads along Route 63 (Amity Road) affected by the widening noted in Traffic Investigation Report No. 008-0606-01 meet Department of Transportation standards for intersecting streets or not be increased.
8. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
9. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
10. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$200,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 008-0606-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
11. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 008-0606-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

a. Bethany - STC# 008-0606-01 - Contd.

12. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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b. Bridgeport - STC# 015-0609-01

Mr. Joseph P. Ouellette presented the staff report on the request to operate AKDO-Carr's Ice Cream without full compliance with the conditions of Certificate No. 1686.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) allow the City of Bridgeport and 1501 State Street, LLC to operate AKDO/Carr's Ice Cream without full compliance with the conditions of STC Certificate No. 1686 based on the following conditions.

1. That Condition Nos. 1, 2, 3, 4, 7, 8, 9, 10, 11, 12 and 13 of Traffic Investigation Report No. 015-0510-01 be satisfied or completed prior to the opening of AKDO/Carr's Ice Cream.
2. That the existing traffic control signal at the intersection of Route 130 (State Street) and Hancock Street be temporarily revised to the satisfaction of the Department of Transportation prior to the opening of AKDO/Carr's Ice Cream.
3. That the permanent traffic signal at the intersection of Route 130 (State Street) and Hancock Street required in Condition No. 5 of Traffic Investigation Report No. 015-0510-01 be completed prior to February 20, 2007.
4. That the easement required in Condition No. 6 of Traffic Investigation Report No. 015-0510-01 be completed prior to February 20, 2007.
5. That this approval shall not become effective until a copy of Traffic Investigation Report No. 015-0609-01 has been recorded on the municipal land records in accordance with the established procedure.
6. That the STC reserves the right to require additional improvement or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvement or changes shall be borne by the owner of the development.

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c. Brookfield - STC# 018-0511-02

This item was removed from the agenda prior to the meeting.

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d. Glastonbury - STC# 053-0607-01

Mr. Y. Kevin Ng presented the staff report on the Application for Certificate filed for the expansion of The Shops at Somerset Square.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Glastonbury Somerset LLC, Darien Somerset LLC, Flanders Somerset LLC for the 11,706-square-foot expansion of The Shops at Somerset Square for a total 603,750-square-foot gross floor area office/retail/commercial development and 286 hotel rooms with a total of 2,102 parking spaces located on Glastonbury Boulevard in the Town of Glastonbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

"The Shops at Somerset Square, Glastonbury Boulevard in Glastonbury Connecticut, Overall STC Site Plan," Sheet 1 of 1, dated July 15, 2006 and last revised on August 1, 2006, prepared by BSC Group.

1. That prior to the issuance of a certificate, a copy of Traffic Investigation Report No. 053-0607-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the certificate shall be recorded on the land records upon issuance.
2. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Danbury - STC# 034-0601-05

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for The Reserve - Master Plan.

Deputy Commissioner Portanova asked Mrs. Greenalch if the Federal Highway Administration had conceptually approved the access modification. Mrs. Greenalch responded that they had. He also asked about the number of parking spaces. Mrs. Greenalch responded that there are a total of 12,186 parking spaces.

e. Danbury - STC# 034-0601-05 - Contd.

Deputy Commissioner Lynch also asked if a complete traffic study had been done. Mr. John F. Carey, Manager of Traffic Engineering, responded that a study was done. Deputy Commissioner Lynch asked what the study revealed. Mrs. Greenalch responded that it revealed the need for the improvements which she had just outlined in her presentation to the Commission members.

Deputy Commissioner Portanova also inquired if there was any consideration of the rest area/truck stop; i.e. parking access and so on. Mrs. Greenalch responded that the rest area involved a different ramp, and she pointed out the area on the map to Mr. Portanova.

Ms. Cabelus stated she was in possession of a copy of a September 14, 2006 letter from the Department of Transportation to the Federal Highway Administration in which they signed off on conceptual approval of the plan as presented today (copy attached hereto).

Mr. Joseph Balskus of Tighe & Bond addressed the Commission. He noted that there was a possibility that the number of parking spaces would be reduced at some point in the future. He also stated that, after much discussion with his client, they do now concur with Condition No. 3 of the report. He did not concur with Condition No. 18, stating that he didn't agree with the limits of the overlay because widening an interstate highway is a very significant undertaking. He also did not agree with the bond, but added that he understood that the bond amount could be reduced during the encroachment review process.

Deputy Commissioner Portanova asked for clarification of his nonconcurrence the \$13.5 million bond figure. Mr. Balskus reiterated that he did not concur with it at this time, and again stated his understanding that the amount may be reduced during the encroachment review process. Mr. Balskus added a quick note that part of the bond is already in place with the City for internal improvements.

Ms. Cabelus added that if the City wishes to hold the bond for the work required on the local roads, the STC had no objection. She stated that it was her understanding that the City did not wish to hold the bond; therefore, it was incorporated onto the overall value of the bond held for the work on State roads.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to WRXXII, LLC, One Reserve Road, LLC, City of Danbury, WCI Communities, Inc., BLT Reserve, LLC, and Ann's Place, The Home of I Can, Inc., for the 1,174,557 square feet of mixed use and 2,164 residential units expansion of The Reserve - Master Plan, for a total 1,818,557-square-foot gross floor area of mixed use development and 2,164 residential units with 12,186 parking spaces, located on Saw Mill Road and Old Ridgebury Road in the City of Danbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

e. Danbury - STC# 034-0601-05 - Contd.

The conditions refer to the submitted plans prepared by Tighe & Bond entitled "The Reserve, STC Master Plan Submission, Danbury, Connecticut," dated January 27, 2006 referenced and last revised as follows:

- A. "Overall Site Plan", Sheet No. IN.01A, last revised September 13, 2006.
 - B. "Traffic Operations Plan", Sheet No. TO.1R, last revised September 13, 2006.
 - C. "Traffic Operations Plan", Sheet No. TO.2.
 - D. "Traffic Operations Plan", Sheet No. TO-3, last revised September 13, 2006.
 - E. "Traffic Operations Plan", Sheet No. TO-4, last revised September 13, 2006.
 - F. "The Reserve, Master Plan Submission, Danbury, CT", Sheet Nos. C-01, C-02, C-03, and C-04 dated August 25, 2006, last revised September 13, 2006.
1. Rescind Traffic Investigation Report No. 034-0308-01 approved on December 16, 2003.
 2. That the site driveways on Saw Mill Road, Reserve Road, Milestone Road, Old Ridgebury Road, and Woodland Road be constructed to City standards.
 3. That all internal roadways within the Reserve Development be constructed to City standards.
 4. That Saw Mill Road be widened and restriped in substantial conformance with the referenced plans.
 5. That the I-84 eastbound off ramp to Saw Mill Road be widened and restriped in substantial conformance with the referenced plans.
 6. That a traffic signal be installed on Saw Mill Road at the I-84 eastbound Exit 1 off ramp.
 7. That the I-84 westbound off ramp to Saw Mill Road be restriped in substantial conformance with the referenced plans.
 8. That the following traffic signals be coordinated using time base coordination (TBC):
 - Saw Mill Road at (Route 6) Mill Plain Road and the I-84 Exit 1 westbound ramps.
 - Saw Mill Road at the I-84 Exit 1 eastbound ramps.
 9. That a traffic signal be installed on Saw Mill Road at Reserve Road. The City of Danbury will own the signal.
 10. That stop signs and stop bars be provided at all exiting site drives.

e. Danbury - STC# 034-0601-05 - Contd.

11. That intersection sight distances be provided and maintained from the site driveways and internal roadways on Saw Mill Road, Reserve Road, Milestone Road, Old Ridgebury Road, and Woodland Road in accordance with City standards.
12. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
13. That all work on roadways that are owned and maintained by the City of Danbury be performed in conformance with the standards and specifications of the City.
14. That an auxiliary lane be provided on I-84 eastbound from the Exit 1 on ramp to the Exit 2 off ramp in substantial conformance with the referenced plans.
15. That a two-lane off ramp for Exit 2 (Old Ridgebury Road) from I-84 westbound be provided in substantial conformance with the referenced plans.
16. That Old Ridgebury Road be widened and restriped in substantial conformance with the referenced plans.
17. That final approval of the roadway construction plans be obtained from the New York State Department of Transportation for the portion of widening of the I-84 Exit 1 off ramp located in the state of New York prior to the issuance of an encroachment permit.
18. That Interstate 84 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 4 Office.
19. That a traffic signal be installed on Old Ridgebury Road at the I-84 eastbound Exit 2 on ramp. The City of Danbury will own the signal.
20. That all signs and pavement markings be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
21. That a chain-link non-access fence be installed along the development's frontage on Interstate 84 in accordance with the Department of Transportation's fencing policy.
22. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

e. Danbury - STC# 034-0601-05 - Contd.

23. That all outstanding drainage issues be resolved to the satisfaction of the Department's Hydraulic and Drainage Unit prior to issuance of a certificate.
24. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
25. That an easement be granted along the site frontage, for highway purposes, to the City of Danbury, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
26. That submittal of the FHWA access modification for improvements on I-84 be completed within 6 months of issuance of a certificate. The submission of the FHWA access modification must meet all federal requirements including compliance with the National Environmental Policy Act (NEPA) as required.
27. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
28. That WCI Communities, Inc. be allowed to continue to occupy/operate 15,451 square feet of office space with 39 parking spaces within the Reserve Development prior to completion of the conditions of Traffic Investigation Report No. 034-0601-05.
29. That I CAN, Inc., DBA Ann's Place, The Home of I CAN be allowed to continue to occupy/operate a 14,300-square-foot office building with 56 parking spaces within the Reserve Development prior to completion of the conditions of Traffic Investigation Report No. 034-0601-05.
30. That One Reserve Road, LLC be allowed to continue to occupy/operate a 7,457-square-foot office building and 2,600-square-foot bank with 33 parking spaces within the Reserve Development prior to completion of the conditions of Traffic Investigation Report No. 034-0601-05.
31. That Whiteco Residential be allowed to continue to occupy/operate up to 186 units with 406 parking spaces of Whiteco Site 1 Saw Mill Road Housing, a development within the Reserve Development prior to completion of the conditions of Traffic Investigation Report No. 034-0601-05.
32. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$13,051,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 034-0601-05. Upon submission of the final design plans, the

e. Danbury - STC# 034-0601-05 - Contd.

dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

33. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 034-0601-05 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
34. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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As announced at the onset of the meeting, at this point (10:45 a.m.) Deputy Commissioner Lynch left the meeting.

f. Hebron - STC# 066-0609-01

Mr. Kenneth A. Lussier presented the staff report on the request to revise the conditions of Traffic Investigation Report No. 066-0504-01 which approved the issuance of a certificate for the Hebron Village Green on February 16, 2006.

Deputy Commissioner Portanova asked for clarification as to whether this approval was for the road opening. Mr. Lussier responded that it was to allow for the construction of the road by the Town, but it would be barricaded so as not to allow vehicles to enter.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the conditions of Traffic Investigation Report No. 066-0504-01 approved on February 16, 2006 be revised as indicated below.

1. Rescind Condition No. 17 of Traffic Investigation Report No. 066-0504-01.
2. That prior to the issuance of any building or foundation permits for any development on land adjacent to or which otherwise may use the site drive/future town road on Route 66 opposite the IGA Plaza drive, a bond be posted and maintained in the amount of \$1,800,000. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
3. That construction of the site drive/future town road on Route 66 opposite the IGA Plaza drive by the Town of Hebron be allowed but that the site drive/future town road be blockaded with jersey barriers and not be accepted as a town road until the bond noted

f. Hebron - STC# 066-0609-01 - Contd.

in Condition No. 2 of Traffic Investigation Report No. 066-0609-01 is posted and all conditions of Traffic Investigation Report No. 066-0504-01 are satisfied.

4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 066-0609-01, together with Traffic Investigation Report No. 066-0504-01, approved February 16, 2006, be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. Torrington - STC# 143-0603-01

Mr. Antony Cieri presented the staff report on the Application for Certificate filed for the Proposed Retail Facility (Target).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Torrington Development, LLC for the Proposed Retail Facility, a 176,090-square-foot gross floor area retail development with 731 parking spaces, located on Route 202 (East Main Street) in Torrington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the following plans:

- A. "Overall Site Plan" Sheet No. OS-1, dated March 3, 2006 and revised August 18, 2006 prepared by R. J. O'Connell & Associates, Inc.
 - B. "Pavement Marking and Signing Plan" Sheet No. 1 of 1, dated September 7, 2006 and prepared by Vanasse & Associates, Inc.
 - C. "General Plan, Dibble Street at Route 202" Sheet No. 1 of 1, dated September 7, 2006 and prepared by Vanasse & Associates, Inc.
1. That Traffic Investigation Report No. 143-0403-01 be rescinded.
 2. That the site driveway on Route 202 and a gated access to Stonehouse Road be constructed in substantial conformance with the referenced plans.
 3. That Route 202 be widened in substantial conformance with the referenced plans.

g. Torrington - STC# 143-0603-01 - Contd.

4. That the intersection of Route 202 and Dibble Street be realigned in substantial conformance with the referenced plans.
5. That approach grades of the driveways and city streets along Route 202 affected by the roadway widening to be undertaken by the applicant, meet Department standards for intersecting streets or not be increased.
6. That the applicant revise the guide rail affected by improvements noted in Condition 3 in a manner satisfactory to the Department's District 4 Permits Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
7. That the applicant overlay Route 202 within the limits of the widening. The extent of the overlay is to be determined by the Department's District 4 Maintenance Office.
8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That all work on roadways that are owned and maintained by the City of Torrington be performed in conformance with the standards and specifications of the City.
10. That the intersectional sight distances of the driveways and city streets along Route 202 affected by the roadway widening to be undertaken by the applicant, meet Department standards for intersecting streets or not be diminished.
11. That 590 feet of intersection sight distance to the east and 530 feet of intersection sight distance to the west be provided and maintained from the site driveway along Route 202 measured at a point 15 feet back from the edge of roadway.
12. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
13. That the applicant install a traffic signal on Route 202 at the site driveway and the Big Lots driveway. The applicant will be responsible for all costs associated with the signal installation. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning, and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to the normal wear shall be the

g. Torrington - STC# 143-0603-01 - Contd.

responsibility of the owner of the Retail Development. When the maintenance and/or repair costs exceed \$500, the Department of Transportation shall perform this work and bill the owner for all the actual costs. The owner of the Retail Development will pay for the electricity to operate the signal.

14. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 202 at the site drive and Big Lots driveway prior to the issuance of an encroachment permit. Right of Way File No. 143-000-130.
15. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on private property at the intersection of Route 202 at the site drive and Big Lots driveway prior to the issuance of an encroachment permit. Right of Way File No. 143-000-131.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That the applicant revise the traffic signals at Route 183 at Torrington Fair Driveway and at Route 202 and Dibble Street. The applicant will be responsible for all costs associated with the signal revisions.
18. That the applicant interconnect the following traffic signals using time base coordination (TBC). The applicant will be responsible for all costs associated with the traffic signal interconnection.
 - Route 202 at the site driveway and the Big Lots driveway
 - Route 202 at Route 183
 - Route 202 at Dibble Street
19. That signs and pavement markings on Route 202 be installed by the applicant in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition. The applicant will be responsible to maintain signs and pavement markings on the site drive.
20. That all pavement markings installed by the applicant on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
21. That the applicant will allow and not preclude future internal connections between the site property and adjacent properties.

g. Torrington - STC# 143-0603-01 - Contd.

22. That an easement be granted along the site frontage, west of the site drive, for highway purposes, to the State, at no cost, prior to the issuance of an encroachment permit. The easement line is to be located approximately 13 feet behind the proposed curblane. Right of Way File No. 143-000-130.
23. That all roadway and drainage improvements within the State's right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
24. That prior to the issuance of an encroachment permit, the design of the proposed drainage outlet located 380 feet east of the site drive and within the Department of Transportation's right of way be revised by extending the existing 24 inch RCP, and installing a standard Department endwall. Any necessary regulatory approvals associated with the revised drainage design need to be obtained prior to the issuance of an encroachment permit.
25. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
26. That prior to the issuance of a Certificate, the applicant post and maintain a bond in the amount of \$1,770,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 143-0603-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
27. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 143-0603-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
28. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. Windham - STC# 163-0602-02

Mrs. Cava Castagnaro presented the staff report on the Application for Certificate filed for the expansion of Eastern Connecticut State University.

h. Windham - STC# 163-0602-02 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Eastern Connecticut State University for the 950-space parking garage expansion of Eastern Connecticut State University, for a total 1,698,331-square-foot gross floor area University with 3,125 parking spaces, located in the Town of Windham, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "ECSU Proposed Parking Garage, CT DPW Design/Build Program Documents, Project #BI-RW-282-DB, Willimantic, CT Property Line Information State Traffic Commission Application," Exhibit 5, dated August 18, 2006 last revised September 12, 2006, prepared by Diversified Technology Consultants.
- B. "ECSU Proposed New Parking Structure, CT DPW Design Building Program Documents, Project #BI-RW-282-DB, Willimantic CT., Preliminary Plan of Proposed Turning Lane," Exhibit 4 dated July 6, 2006 last revised September 13, 2006, prepared by Diversified Technology Consultants.
- 1. That all conditions of Certificate Nos. 1250 and 1250-A remain in effect.
- 2. That the north site drive (Charter Oak Road formerly Eastern Road North) on High Street be widened and the access to a University parking lot on the south side of the north site drive be relocated in substantial conformance with the referenced plans.
- 3. That signs and pavement markings on Charter Oak Road be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
- 4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. Cheshire - STC# 025-0604-01

Mr. Patrick I. Onwuazor presented the staff report on the request to revise the conditions of Certificate No. 1260-A issued for Bozzuto's, Inc. Distribution Center.

i. Cheshire - STC# 025-0604-01 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the conditions of State Traffic Commission (STC) Certificate No. 1260-A, approved September 16, 1997, be revised as indicated below.

The revised conditions are based on and referenced to a plan prepared by Milone & MacBroom entitled:

"Site Plan-Proposed Layout and Grading - Temporary Truck Access and Parking Area - Bozzuto's Distribution Center, Schoolhouse Road and Industrial Avenue, Cheshire, Connecticut," Sheet No. 3, dated January 17, 2006 and last revised August 8, 2006.

1. That the right-turn entrance only site drive on Route 10 for the southbound traffic be constructed in substantial conformance with the referenced plan.
2. That signs and pavement markings be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
3. That illumination be installed on Route 10 at the site's right-turn entrance only drive for the southbound traffic. The owner of Bozzuto's, Inc. Distribution Center shall be responsible for the cost of the electricity to operate the illumination.
4. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
5. That prior to the issuance of an encroachment permit, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 025-0604-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
6. That all conditions of Certificate No. 1260 (Traffic Investigation Report Nos. 025-9501-01, 025-9506-01 and 025-9605-01) and Certificate No. 1260-A (Traffic Investigation Report Nos. 025-9707-01, 025-9710-01, 025-9710-02, 025-9806-01, 025-9810-02, 025-9811-02 and 025-9912-01) remain in effect.
7. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 025-0604-01 has been recorded on the municipal land records in accordance with the established procedure.

i. Cheshire - STC# 025-0604-01 - Contd.

8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. East Windsor - STC# 046-0606-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for Pasco Commons.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Benson Enterprises for the 8,330-square-foot expansion of Pasco Commons, a 83,288-square-foot gross floor area mixed-use development (office, retail and residential) and a 3,455-square-foot restaurant with 364 parking spaces located on the east side of U.S. Route 5 in the Town of East Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based and referenced to a plan prepared by Gary B. LeClaire, LLC entitled:

"Benson Enterprises, Inc.-Pasco Common-Phase 3-South Main Street (Conn. Route 5) East Windsor, Connecticut," Sheet 1 of 1, dated July 9, 2002 and last revised August 18, 2006.

1. That the site driveways on U.S. Route 5 remain in substantial conformance with the referenced plan.
2. That intersection sight distances be provided and maintained from the site driveways on U.S. Route 5 as shown on the referenced plan.
3. That signs and pavement markings be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
4. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 046-0606-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

j. East Windsor - STC# 046-0606-01 - Contd.

6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. East Hartford - STC# 042-0607-02

Mrs. Melanie S. Zimyeski presented the staff report on the Application for Certificate filed for Hoffman Auto Group.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Jetobra, Inc. for the 18,265 square-foot expansion of the Hoffman Auto Group, a 122,502-square-foot gross floor area automobile dealership with 101 customer and employee parking spaces and 901 inventory holding area spaces, located on Route 44 in the Town of East Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans prepared by Milone & MacBroom entitled:

- A. "Overall Site Plan, Proposed Addition to the Existing Dealership, Hoffman Enterprises, 700 & 750 Connecticut Boulevard, East Hartford, Connecticut," Sheet No. 1, dated February 22, 2006 and last revised March 16, 2006.
 - B. "Roadway Plan - Connecticut Boulevard, Proposed Addition to Existing Dealership, Hoffman Enterprises, 700 & 750 Connecticut Boulevard, East Hartford, Connecticut," Sheet No. 1, dated May 1, 2006 and last revised August 1, 2006.
 - C. "Roadway Plan - Governor Street, Proposed Addition to Existing Dealership, Hoffman Enterprises, 700 & 750 Connecticut Boulevard, East Hartford, Connecticut," Sheet No. 2, dated August 1, 2006.
 - D. "Roadway Plan - Village Street & Blacksmith Lane, Proposed Addition to Existing Dealership, Hoffman Enterprises, 700 & 750 Connecticut Boulevard, East Hartford, Connecticut," Sheet No. 3, dated August 1, 2006.
1. That the site driveways on Route 44, Governor Street, Village Street and Blacksmith Lane be in substantial conformance with the referenced plans.
 2. That 423 feet of intersection sight distance to the east and 368 feet of intersection sight distance to the west be provided and maintained from the site driveways along Route 44 measured at a point 15 feet back from the edge of roadway.

k. East Hartford - STC# 042-0607-02 - Contd.

3. That the intersection sight distance from the site driveways along Governor Street, Village Street, Blacksmith Lane and Wilson Street be provided and maintained according to the standards and specifications of the Town of East Hartford.
4. That no access to the site property from any adjacent properties be established without STC approval.
5. That the addition or deletion of any leased parking areas necessary to meet the development's parking requirements be subject to STC review and, if necessary, approval.
6. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 042-0607-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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1. Granby - STC# 055-0510-01

Mrs. Melanie S. Zimyeski presented the staff report on the Application for Certificate filed for the expansion of Cider Mill Heights.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Cider Mill Heights, L.L.C. for a 26-residential-unit expansion of Cider Mill Heights, for a total of 86 residential units with 215 parking spaces, located on SR 539 in the Town of Granby, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

"Scale Layout Plan; Cider Mill Heights, Section IV, Prepared for Tom Fredo Builders, LLC, Mountain Road, Granby, Connecticut," prepared by Ed Lally and Associates, Inc., dated February 1, 2005 and last revised September 16, 2005.

1. That the conditions of Traffic Investigation Report No. 055-9906-02 remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 055-0510-01 be recorded on the municipal

1. Granby - STC# 055-0510-01 - Contd.

land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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At this point in the meeting (11:06 a.m.), Deputy Commissioner Portanova requested a 10-minute recess. The meeting reconvened at 11:17 a.m.

m. East Windsor - STC# 046-0602-01

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of Geissler's Shopping Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to NNRC LLC for the 5,534-square-foot expansion of Geissler's Shopping Center, for a total 63,547-square-foot gross floor area shopping center with 275 parking spaces, located on Route 140 and SR 510 in the Town of East Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans prepared by J. R. Russo & Associates entitled:

- A. "Site Plan, Property at 47 Gardner Street & 100 Bridge Street, East Windsor, Connecticut, Map 1, Blk 3, Lots 7, 8 & 9, Zone B-1, Prepared for NNRC LLC, P.O. Box 887, East Windsor, Connecticut 06088," Sheet 3 of 8, dated December 9, 2005 and last revised August 3, 2006.
 - B. "Roadway Improvement Plan, Property at 47 Gardner Street & 100 Bridge Street, East Windsor, Connecticut, Map 1, Blk 3, Lots 7, 8 & 9, Zone B-1, Prepared for NNRC LLC, P.O. Box 887, East Windsor, Connecticut 06088," Sheet 5 of 8, dated August 3, 2006.
1. That all conditions of Certificate No. 1306-A remain in effect.
 2. That the relocated site driveways on Route 140 be constructed and provide storage in substantial conformance with the referenced plans.

m. East Windsor - STC# 046-0602-01 - Contd.

3. That the existing Route 140 driveway, which provides access to the house located on the southeast corner of the site (47 Gardner Street), be maintained as shown on the referenced plans.
4. That Route 140 be widened in substantial conformance with the referenced plans.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That the guide rail affected by improvements noted in Condition No. 4 be revised in a manner satisfactory to the Department of Transportation's (Department) District 1 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
7. That Route 140 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That 500 feet of intersection sight distance to the east and west be provided and maintained from each site driveway along Route 140 measured at a point 15 feet back from the edge of roadway.
10. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
11. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$220,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 046-0602-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

m. East Windsor - STC# 046-0602-01 - Contd.

13. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 046-0602-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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n. Somers - STC# 129-0605-01

This item was removed from the agenda prior to the meeting.

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o. Middletown - STC# 082-0607-01

Mr. Thomas N. Lamb presented the staff report on the Application for Certificate filed for the expansion of Middlesex Hospital.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Middlesex Hospital for the 32,617-square-foot expansion of the hospital, for a total 506,884-square-foot gross floor area medical facility with 772 parking spaces, located on Crescent Street in the City of Middletown, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans:

- A. "Middlesex Hospital Emergency Department and Parking Facilities Expansion, Overall Site and Phasing," dated October 21, 2005 and last revised on May 24, 2006, prepared by the SLAM Collaborative.
 - B. "Proposed Parking, Middlesex Hospital, Middletown, Connecticut," prepared by Vanasse Hangen Brustlin, Inc.
1. That all conditions of previous STC Certificate No. 1133-A remain in effect.
 2. That the proposed driveways on Crescent Street and Main Street Extension be constructed in substantial conformance with the referenced plan.

o. Middletown - STC# 082-0607-01 - Contd.

3. That the following existing drives be closed:
 - The three drives on the south side of Crescent Street in the area of the new proposed emergency drop off drive.
 - The drive to 59 Crescent Street.
 - The drive on Main Street Extension.
4. That all work on roadways that are owned and maintained by the City of Middletown be performed in conformance with the standards and specifications of the City.
5. That the owner provide and maintain intersectional sight distances from the new site driveways in accordance with the standards and specifications of the City of Middletown.
6. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of the work required on Main Street Extension and Crescent Street. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 082-0607-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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p. Middletown - STC# 082-0609-01

Mr. Thomas N. Lamb presented the staff report on the request to revise the conditions of Certificate No. 1573 issued for Washington Plaza/The Home Depot.

Ms. Cabelus stated for the record that the Commission members had received a copy of a September 18, 2006 letter from Mr. John R. Mallin of McCarter & English, LLP (copy attached) and a copy of the prior Traffic Investigation Report in which the State Traffic Commission made an amendment to add a bonding condition with a September 1, 2006 work completion date.

Mr. Mallin addressed the Commission. He stated that he understood that this has been an ongoing issue. He gave a status report on the project, paraphrasing from his September 18 letter. He stated that the main holdup at this date is the work being done by AT&T. He emphasized that pulling the bond at this point will not increase the

p. Middletown - STC# 082-0609-01 - Contd.

speed in which the work will get done. He felt that the project was being managed as well as it could be. He hoped that the work would be done by November 3, 2006, which primarily included the signal work associated with the project. He stated that The Home Depot is doing everything it can, and that it couldn't move AT&T's work along any faster. He stated that AT&T had been given a deposit for the work required in June, and it has taken till now to stage the work.

Deputy Commissioner Portanova stated that he took exception to the fact that this work is not done, referring to and reading excerpts from Mr. Mallin's letter. He stated that the Commission had received no written or e-mail concurrences from the contractors insofar as completion dates are concerned. He stated that he was at a loss as to why the Commission should grant another extension.

Deputy Commissioner Portanova also referred to the State Traffic Commission's amendment to the May 16, 2006 Traffic Investigation Report, asking Mr. Mallin what work had taken place since then. Mr. Mallin reiterated that they were at the mercy of AT&T's timeframe, and that people were actually in the field now working on this project.

Ms. Cabelus asked Mr. Mallin if he had a copy of a letter from the contractor indicating when the work will be starting. Mr. Mallin responded that the work will begin next week, after confirming completion of the relocation of underground utilities. He then presented a schedule to Ms. Cabelus which was e-mailed to her late this morning.

Ms. Cabelus asked who would be doing the top course. Was this something that was being done by the contractor, or by the contractor doing the State project? Mr. Mallin responded that his contractor would be doing the overlay.

Deputy Commissioner Curtis told Mr. Mallin that, unfortunately, he had used the word "hope", referring to the fact that he had hoped the work would be completed by a certain date, and that the Commission could not act on a hope. She stated that this matter had been before the Commission several times and nothing had changed.

Mr. Mallin requested that this matter be tabled until the October STC meeting.

Deputy Commissioner Portanova motioned that any extension include that the work be completed to the satisfaction of the DOT. Ms. Cabelus suggested that, if an extension was to be granted, there should be no discussion on the matter at the October STC meeting, and that the bond should be immediately pulled if the work had not satisfactorily progressed.

p. Middletown - STC# 082-0609-01 - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted to table this matter until the October meeting, and that all work be completed to the satisfaction of the DOT.

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q. Milford - STC# 083-0607-01

Mr. Sunny D. Ezete presented the staff report on the request to partially open Milford Crossing without full compliance with the conditions of Certificate No. 1636.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) allow Ceruzzi Holding, LLC to operate a 4,100-square-foot Bank with 28 parking spaces within Milford Crossing without full compliance with the conditions of STC Certificate No. 1636 based on the following conditions.

The conditions refer to the applicant's plan prepared by Purcell Associates entitled "Interim Access Plan, Milford Crossing, 1365 Boston Post Road and East Town Road, Milford Connecticut," Drawing Number IA-1, dated September 5, 2006.

1. That the existing site driveway on U.S Route 1 to the former Ryder Trailer Park be reconstructed and delineated in substantial conformance with the referenced plan.
2. That the existing traffic control signal on U.S. Route 1 at the intersection of Ryder Trailer Park remain in operation.
3. That the existing bank driveway on the northeast corner of the intersection of U.S. Route 1 (Boston Post Road) and East Town Road be permanently closed.
4. That a construction driveway be provided on Roses Mill Road prior to barricading the internal driveways.
5. That this approval shall not become effective until a copy of Traffic Investigation Report No. 083-0607-01 has been recorded on the municipal land records in accordance with the established procedure.
6. That the STC reserves the right to require additional improvement or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvement or changes shall be borne by the owner of the development.

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r. Milford - STC# 083-0608-01

Mr. Sunny D. Ezete presented the staff report on the request to revise the conditions of Certificate No. 497-F issued for Connecticut Post Mall.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the conditions of State Traffic Commission (STC) Certificate No. 497 - F (Traffic Investigation Report No. 083-0602-01) approved on February 16, 2006 be revised as indicated below.

1. Rescind Conditions Nos. 2 and 3 of Traffic Investigation Report No. 083-0602-01 which refers to an easement and video detection for the Mobil Gas Station driveway.
2. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 083-0608-01 has been recorded on the municipal land records in accordance with the established procedure.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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s. Stamford - STC# 135-0606-03

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for the expansion of Stamford Town Center.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Rich-Taubman Associates, for the 140,000-square-foot expansion/change in land use of the Stamford Town Center development for a total 857,000-square-foot gross floor area of mixed-use development with 4,025 parking spaces, located on Route 1 (Tresser Boulevard) between Atlantic Street and Greyrock Place in the City of Stamford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are referenced to the following plans entitled:

- A. "Overall Site Plan, Stamford Town Center, Stamford, Connecticut," dated September 12, 2006. The plan was prepared by Barkan & Mess Associates, Inc.
- B. "Site Plan, Stamford Town Center," Sheet No. SE-1, dated May 5, 2006 and last revised September 12, 2006. The plan was prepared by Redniss & Mead.

s. Stamford - STC# 135-0606-03 - Contd.

1. That the conditions of Certificate No. 279 remain in effect.
2. That the site driveways on Route 1 and on Town Center Drive be reconstructed in substantial conformance with the referenced plans.
3. That intersection sight distances be provided and maintained from the site driveways on Route 1 and on Greyrock Place as shown on the referenced plans.
4. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That an easement be granted along the site frontage on Route 1, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 135-000-430.
7. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
8. That the existing bus shelter on Route 1 along the site's frontage be replaced and relocated in substantial conformance with the referenced plans.
9. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
10. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000.00 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 135-0606-03. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
11. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 135-0606-03, together with Certificate No. 279 previously issued October 24, 1979 with Traffic Investigation Report No. 135-7805-07, be recorded on the

s. Stamford - STC# 135-0606-03 - Contd.

municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.

12. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

t. Stamford - STC# 135-0608-03

This item was removed from the agenda prior to the meeting.

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5. MAJOR TRAFFIC GENERATOR - EXTENSION

That the following be extended for one year:

**Certificate No. 1588 issued for
Guilford Shore Line East Railroad Station in Guilford**

Ms. Cabelus stated that this certificate was approved in December of 2003 and had been granted one previous extension. No bond is required, and there are no off-site improvements. She recommended that a one-year extension be granted to allow for the completion of the design, which is expected in January 2007, with construction expected to be complete late in the fall of 2007.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the certificate be extended for one year.

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6. PARKWAY PERMIT

That a parkway permit be issued to Transaction Technology Corporation to operate two vans on Route 15 (Merritt/Wilbur Cross Parkways) between Exits 27 and 66.

Ms. Cabelus stated that Transaction Technology Corporation is under contract with Exxon/Mobil Corporation to provide maintenance and repair to the 20 service area locations on the Merritt/Wilbur Cross Parkway between Greenwich and Wallingford. The permit must be carried in the vehicles at all times, and will expire two years from the date of issuance. She recommended the issuance of the permit.

6. PARKWAY PERMIT - Contd.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted to approve the issuance of the permit.

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Ms. Cabelus then recommended that the Commission approve an addendum to the agenda to hear the recommendation for The Dock Shopping Center in Stratford and a revision to conditions for the Gilbert & Bennett Wire Mill Mixed Use Development in Redding.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted to approve the addition of the addendum items.

ADDENDUM:

MAJOR TRAFFIC GENERATORS:

a. **Stratford - STC# 138-0609-01**

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the expansion of The Dock Shopping Center.

Deputy Commissioner Portanova asked Mr. Ezete if he was comfortable with the level of improvements, and Mr. Ezete stated that he was.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted that the State Traffic Commission (STC) issue a certificate to Urstadt Biddle Properties, Inc. for the 121,000-square-foot expansion and change in land-use of Dock Shopping Center, for a total 400,000-square-foot gross floor area retail/restaurant/office/self storage, seven single-family homes along with 192 marina slips with 1,762 parking spaces, located on Route 1 and Route 110 in the Town of Stratford, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions set forth are based on and refer to the plan prepared by Diversified Technology Consultants entitled: "The Dock Shopping Center Master Site Plan," Sheet 00.00, dated March 7, 2006 and last revised September 12, 2006.

1. That all conditions of Certificate Nos. 23, 23-A and 23-B remain in effect.
2. That the proposed 8,728-square-foot restaurant and 1,716 square feet of office space within the Dock Shopping Center be allowed to be occupied prior to the completion of Condition Nos. 3 and 4 of Traffic Investigation Report No. 138-0609-01.
3. That Condition Nos. 1, 2, 3, and 4 of Traffic Investigation Report (TIR) No. 138-0210-02 be completed prior to December 19, 2006.

a. Stratford - STC# 138-0609-01 - Contd.

4. That fencing be installed along the Metro North Railroad right of way in accordance with Metro North's fencing requirements.
5. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$100,000.00 to cover the cost of satisfying the conditions of Traffic Investigation Report No. 138-0609-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review.
6. That detailed construction plans for the installation of the proposed 48-inch RCP be submitted to the STC for review and approval by the Department of Transportation, prior to the issuance of a Certificate.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 138-0609-01, together with Certificate No. 23 previously issued on January 21, 1971 with TIR No. 16189 and Certificate No. 23-A previously issued on March 17, 1987 with TIR No. 138-8511-01 and Certificate No. 23-B previously issued on November 17, 1987 with TIR No. 138-8708-01 and TIR No. 138-0210-02 approved on November 19, 2002, be recorded on the municipal land records in accordance with the established procedure.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvement s or changes shall be borne by the owner of the development.

* * * * *

b. Redding - STC# 116-0609-01

Ms. Gina M. Greenalch presented the staff report on the request to revise the conditions of Traffic Investigation Report No. 116-0508-01 approved on August 15, 2006 for Gilbert & Bennett Wire Mill Mixed Use Development.

Following is the report as presented:

That the conditions of State Traffic Commission (STC) Traffic Investigation Report (TIR) No. 116-0508-01 approved August 15, 2006 be revised as indicated below.

1. That Condition No. 35 of Traffic Investigation Report No. 116-0508-01 (approved on August 15, 2006) be rescinded.
2. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$3,415,000 to cover the costs of satisfying the conditions of TIR No. 116-0508-01 related to roadway conditions. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

b. Redding - STC# 116-0609-01 - Contd.

- * 3. That prior to the opening of the North Main Street grade crossing and no later than August 1, 2008, a bond be posted and maintained in the amount of \$5,500,000 to cover the costs of satisfying the conditions of TIR No. 116-0508-01 related to the railroad station and platform. Upon submission of final design plans, the dollar amount of this bond may be adjusted either upward or downward subject to the review and approval of the Department of Transportation.
- 4. That prior to the commencement of the North Main Street at grade crossing work, a bond be posted and maintained in the amount of \$975,000 to cover the costs of satisfying the conditions of TIR No. 116-0508-01 related to the relocation of the grade crossing. Upon submission of final design plans, the dollar amount of this bond may be adjusted either upward or downward subject to the review and approval of the Department of Transportation.
- 5. These revisions shall not become effective until a copy of Traffic Investigation Report No. 116-0609-01, together with Traffic Investigation Report No. 116-0508-01, are recorded on the municipal land records in accordance with the established procedure.
- 6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

*** Amended by Deputy Commissioner Portanova, as noted on Page 37.**

Mr. Stephen Soler, representing Georgetown Land Development Company, LLC, addressed the Commission. He gave a brief history of the project. He explained the layout plan to the Commission members. He stated that there were three main issues of concern as follows:

- 1. Easement requirement at the North Main Street intersection (pointed out the area on the plan). He asked that the requirement become a condition of the encroachment permit process, not the certificate process. He produced a letter from the property owner stating that it served as notice of intent to provide the easement.
- 2. Bonding requirement - He stated that the railroad crossing and the train station should be bonded by the taxing district. He felt that the \$3.4 million bond for roadway improvements was high, though he does concur with it. He did not concur with the \$5.5 million bond in Condition No. 3. He felt that it should be \$2.2 million. He claimed that the parking structure was included in the estimate and should not have been included.
- 3. Clarification on who was to post the bond.

b. Redding - STC# 116-0609-01 - Contd.

Ms. Cabelus explained the difference in the bond amounts. Mr. Soler asked that the bond be set at the time that the work is done (approximately two years out). He also stated his concurrence with Item No. 4 which referred to the at-grade crossing work. He felt that the number is high, but that the taxing district will post that bond. He stated his concurrence with Conditions 5 and 6, adding that he would like the easement to be part of the encroachment process, not the certificate process.

Ms. Cabelus addressed the discrepancies. Mr. Carey explained that the \$5.5 platform estimate was based on a 6-car platform, which was previously agreed to by the Office of Rails and Metro North. It does not include the parking garage, as stated by Mr. Soler. The \$2.2 million estimate is based on a 3-car platform. Referring to the easement situation, he had no objection to the easement being made subject to the issuance of an encroachment permit if the Commission received a letter from the property owner saying that he would grant that easement. Regarding the overall bonding condition, Mr. Carey explained to the Commission members why bonds are required. Dating at least as far back as 1996, the DOT has had to deal with situations in which developers had not performed work required by the certificate. There were times when a developer has sold off properties and the new owners had no knowledge of the requirements of the certificates, prospective homeowners weren't able to move into their homes, etc., and innocent people were being hurt. Condition No. 3 of this report allows for the bond to be posted by August 1, 2008. He stated that the bond can be adjusted during the encroachment permit phase, but stated that the bond amount should be specified.

Ms. Cabelus clarified that the condition simply states that the bond be posted, not who posts it. She also stated that the Commission members did receive a copy of the August 28, 2006 letter from Shipman & Goodwin, LLP and the September 18, 2006 letter from Georgetown Land Development Company, LLC (copies attached).

Without any discussion, Deputy Commissioner Portanova motioned to accept the staff report with the following modifications:

- A. That the report require an easement to be obtained prior to any encroachment permit being issued based upon future design plans; and
- B. That prior to the opening of the North Main Street grade crossing, and no later than August 1, 2008, a bond be posted to cover the costs of satisfying the conditions of Traffic Investigation Report No. 116-0508-01 related to the railroad station and platform. Upon submission of final design plans, the dollar amount of this bond will be established based upon the review and approval of the Department of Transportation.

Deputy Commissioner Curtis seconded the motion, and it was voted to approve the staff report as amended above.

b. Redding - STC# 116-0609-01 - Contd.

Due to the amendment noted above, it was necessary to administratively amend this report as follows:

The STC voted to eliminate Condition No. 3 and further revise this report by adding the following conditions:

7. Rescind Condition No. 5 of Traffic Investigation Report No. 116-0508-01.
8. That prior to the opening of the North Main Street grade crossing and no later than August 1, 2008, a bond be posted to cover the costs of satisfying the conditions of Traffic Investigation Report No. 116-0508-01 related to the railroad station and platform. Upon submission of final design plans, the dollar amount of this bond will be established based upon the review and approval of the Department of Transportation.
9. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on private property at the intersection of Route 7 at North Main Street prior to issuance of an encroachment permit. Right of Way File No. 161-000-112.

* * * * *

At this point in the meeting, Attorney James Connor approached the Commission and asked that another matter be heard today. Deputy Commissioner Curtis stated that, since the matter was not an agenda or addendum item, the Commission could not act on this matter today. Mr. Connor stated that he understood that, under the Freedom of Information Act, after a two-thirds vote of the Commission members, an item could be added. Deputy Commissioner Portanova responded that a two-thirds vote would not be forthcoming today, and suggested that they try to make the October agenda. Mr. Connor did not pursue the matter.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Curtis, it was voted to adjourn at 12:16 p.m.

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William Ramirez
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
September 19, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director

